

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 7, 2005

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	40-DR-2005 Citichurch-T-Mobile WCF		
LOCATION	9610 E Cactus Road, at the northeast corner of Cactus Road and 96 Street		
REQUEST	Request to approve a wireless communications facility, rooftop mounted antennas & equipment		
OWNER	Citichurch International Inc. 480-661-9209	ENGINEER	Young Design Corp Architects 480-451-9609
ARCHITECT/ DESIGNER	Young Design Corp Architects 480-451-9609	APPLICANT/ COORDINATOR	Rulon Anderson T-mobile 602-321-4903
BACKGROUND	<p>Zoning. The site is zoned R1-35 Single-family Residential District. A church is a permitted use subject to conformance to the church criteria, which provides, location and development standards for churches. Wireless Communication Facilities (WCF) that are mounted on buildings and do not raise the height of the building by more than 15 feet, are permitted uses. Where such facilities are located within 150 feet of residential areas (Type 3), Development Review Board approval is required.</p> <p>Context. The site is located at the existing Citichurch site at the northeast corner of Cactus Road and 96 Street. Adjacent Uses:</p> <ul style="list-style-type: none">• North: Single family residential home and horse property with R1-35 zoning.• South: Cactus Road and Single-family residential home and horse property with R1-35 zoning.• East: Single family residential home with horse property with R1-35 zoning.• West: 96th Street and Single-family residential homes with R1-35 and R1-18 zoning.		
APPLICANT'S PROPOSAL	<p>Applicant's Request. The request is for approval of a site plan and elevations for an addition to an existing church building to accommodate a new Wireless Communication Facility (WCF). The WCF facility will be mounted to the roof of the building and involve construction of a new raised area above the main entryway at the southeast corner of the building. The 11 by 30 foot addition will contain about</p>		

330 square feet and will raise the height of a portion of the building 4 feet, from 27 to 31 feet. The 3-sector 1-foot by 4.5 foot panel antenna will be incorporated into the walls of the addition using “radio frequency compatible materials,” and will not be visible from the ground or adjacent properties. The addition will match the materials, style and colors of the existing church building, which are beige, stucco finished walls with parapet roof and protruding cornice cap. Electrical equipment is also located behind the new walls. The applicant has contacted neighbors by mail within 750 feet of the site.

Development Information:

- Existing Use: The existing church site contains 2 buildings, a new church and an older ancillary church building.
- Proposed Use: New building mounted cellular antenna (Type 3) on a portion of the southeast corner of the building, above the entryway.
- Parcel Size: 2.90 acres (126,192 square feet)
- Building Size: New church building contains 13,547 square feet and the older ancillary church building contains 3,214 square feet. The new roof addition is 11 feet by 30 feet or about 330 square feet.
- Building Height Allowed/Proposed: Existing church is 27 feet; the proposed rooftop addition will add 4 feet to the height on a portion of the building for a total height of 31 feet. The Ordinance allows church heights of 30 feet in non-ESL areas, except that up to 10 % of the roof area may exceed that height by up to 15 feet to a total height of 45 feet.
- Parking Required/Provided: A total of 139 parking spaces are provided with 122 spaces required. No additional parking is required by this use.
- Open Space Required/Provided: 33,834 sq. ft. required/ 72,501 sq. ft. provided, mainly along the frontages of the site.
- FAR: 0.131
- Number of Units/Density: N/A
- Total Square Footage: Existing 2 buildings contain 16,761 square feet, the 12 foot by 20 foot rooftop addition increases building height, but does not add additional square footage to the buildings.

DISCUSSION

The WCF facility is concealed within the addition to the roof of the church, which is designed to match the materials, style and color of the existing church. The addition and antenna will appear as part of the church building and no antenna will be visible from the site or adjacent properties. Staff has received several calls from neighbors objecting to the increase in height, which they indicate is already taller than many of the homes located in this area. Staff feels that the use is suitable and the increased height is necessary to adequately accommodate the antenna. The proposal conforms to the Zoning Ordinance.

KEY ISSUES

- The WCF facility including antenna and electrical equipment is concealed within the proposed roof mounted addition to the building.
- No antenna, wires, brackets or electrical equipment are visible.
- The wireless provider indicates the building addition and increased height is the minimum area and height required to provide necessary service to the area.

	<ul style="list-style-type: none"> • Staff has received several calls of objection from neighbors indicating that the height of the church is already above that of many area homes.
OTHER BOARDS AND COMMISSIONS	<ul style="list-style-type: none"> • Case 33-UP-1989 gave use permit approval for the previous Basileia Baptist Church located on this site in 1989. • Case 86-DR-2003 gave development approval for Citichurch on this site on February 19, 2004.
STAFF RECOMMENDATION	Staff recommends approval, subject to the attached stipulations.
STAFF CONTACT(S)	<p>Al Ward Senior Planner Phone: 480-312-7067 E-mail: award@ScottsdaleAZ.gov</p>
APPROVED BY	<hr/> <p>Al Ward Report Author</p> <hr/> <p>Lusia Galav, AICP Development Planning Manager Phone: 480-312-2506 E-mail: lgalav@scottsdaleAZ.gov</p>
ATTACHMENTS	<ol style="list-style-type: none"> 1. Applicant's Narrative 2. Context Aerial 2A. Aerial Close-Up 3. Zoning Map 4. Site Plan 5. Enlarged Site Plan 6. Elevations 7. Neighborhood Involvement A. Stipulations/Zoning Ordinance Requirements

Project Submittal Narrative
For Design Review Board/Use Permit

Citichurch
9610 E. Cactus Rd
Scottsdale, AZ 85260

Wireless Communication Facility
Rooftop mounted antennas
PH30934B

Submitted To:
City Of Scottsdale
Planning and Development Services
7447 E. Indian School Rd., Suite 105
Scottsdale, AZ 85251

Submitted By:
Rulon Anderson
T-Mobile

26 April 2005

ATTACHMENT #1

40-DR-2005
5/10/2005

Project Information:

Citichurch
9610 E. Cactus Rd
Scottsdale, AZ 85260

APN: 217-23-011-T

Proposed Use:

This application is for new roof mounted antennas intended to provide cellular service to the people in this area, with minimum visual impact. The related equipment will be located on the rooftop, inside a proposed penthouse type structure to screen the view of the antennas and related equipment.

Current zoning: R1-35

Zoning to North:	R1-35
Zoning to East:	R1-35
Zoning to South:	R1-35
Zoning to West:	R1-35

Narrative:

The proposed site is necessary to handle the capacity of wireless phone calls in the area. In addition, this site will incorporate the new E-911 call tracking antennas as mandated by the FCC.

The site will require one technician on a once per month visit after construction for maintenance. The proposed project will not utilize connection to any water system, refuse collection, or sewer system.

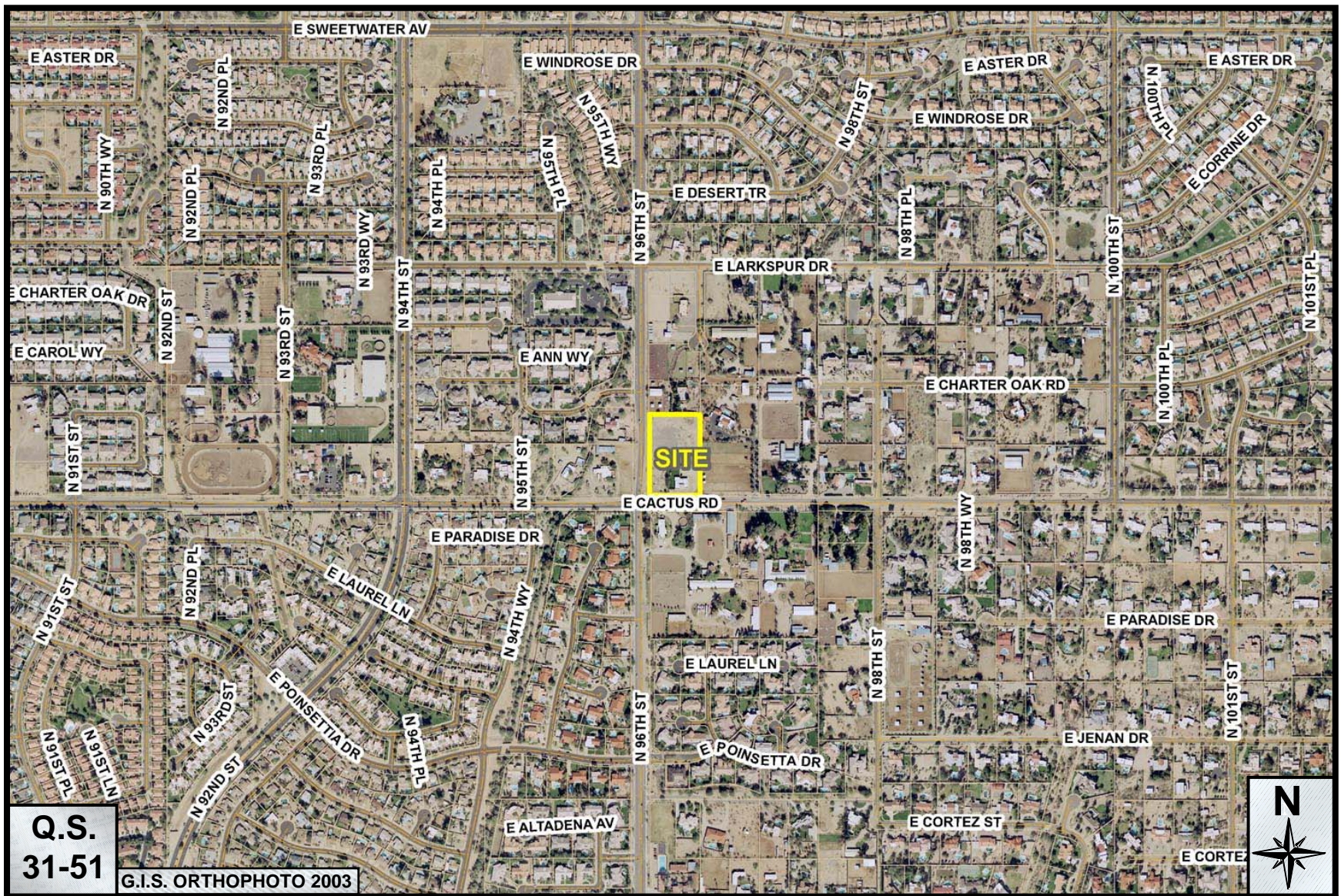
The property is located on the northeast corner of Cactus and 96th Street. The site is located on the existing church rooftop. The site will be screened by a new penthouse structure that will house the new antennas and equipment, thus screening the view of the antennas and equipment from both Cactus and 96th St. The rooftop addition will look like an architectural feature of the building while hiding the cellular facility.

This development will not affect any vehicular or pedestrian patterns. The communication site does not emit any odor, dust, gas, noise, vibration, smoke, heat or glare. The RF emissions from this site are well within FCC guidelines for a digital PCS communication site.

Respectfully submitted,



Rulon Anderson
T-Mobile
PH30934B



Citichurch-T-Mobile WCF

40-DR-2005

ATTACHMENT #2



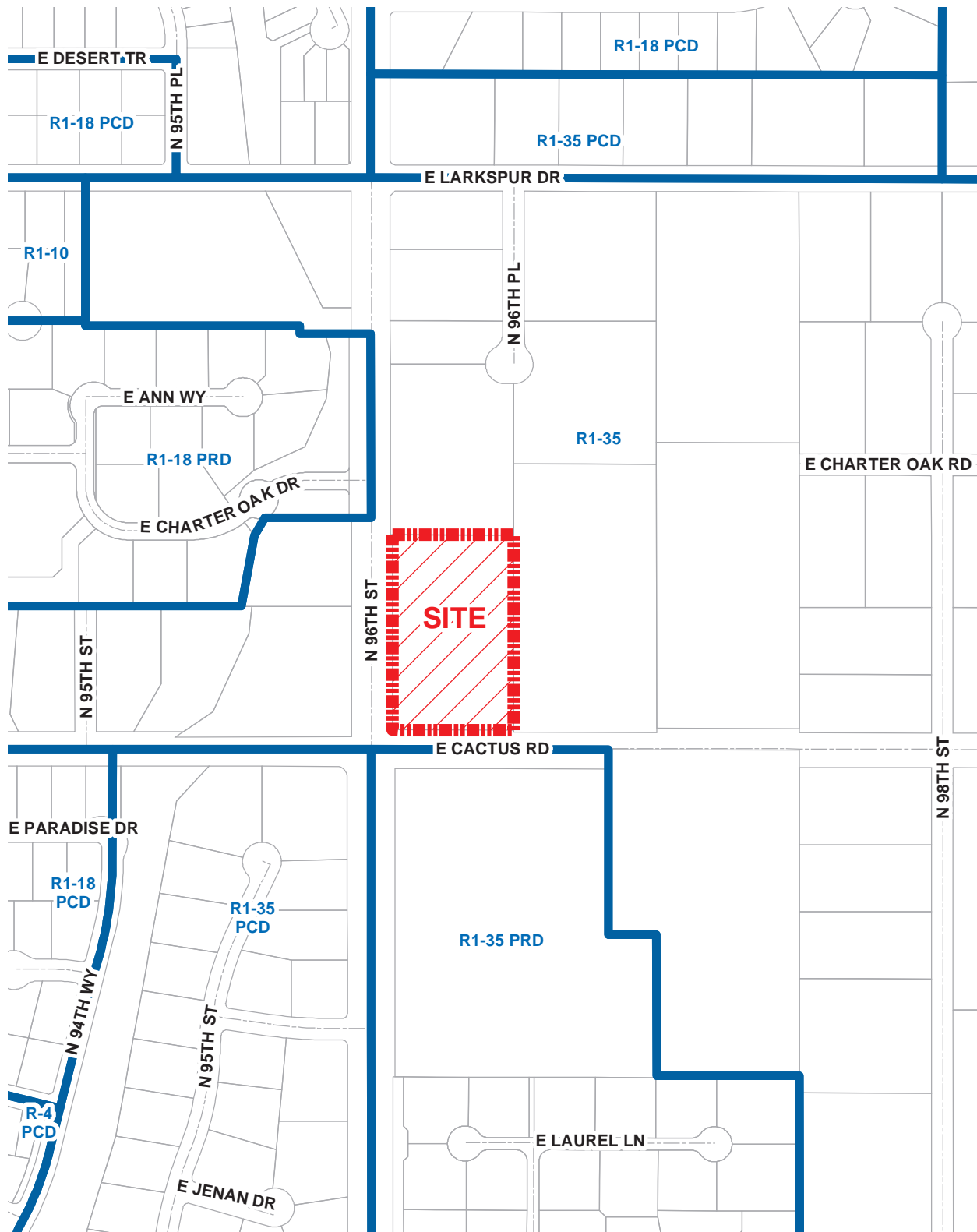
Q.S.
31-51

G.I.S. ORTHOPHOTO 2003

Citichurch-T-Mobile WCF

40-DR-2005

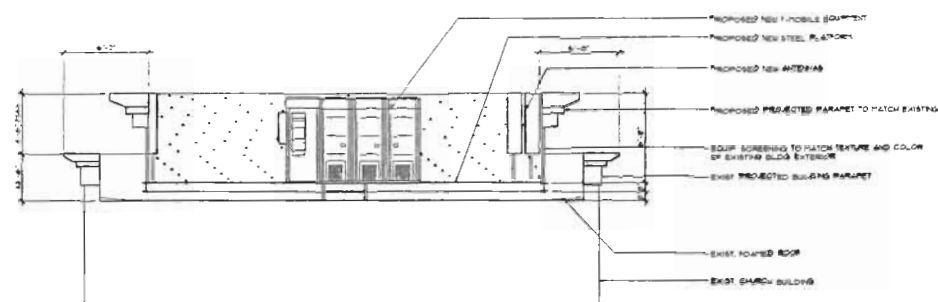
ATTACHMENT #2A



40-DR-2005

ATTACHMENT #3

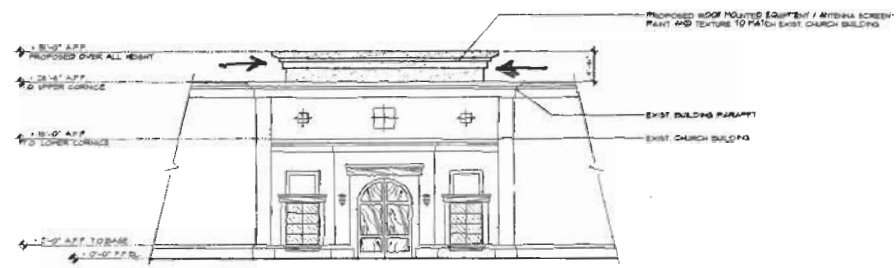




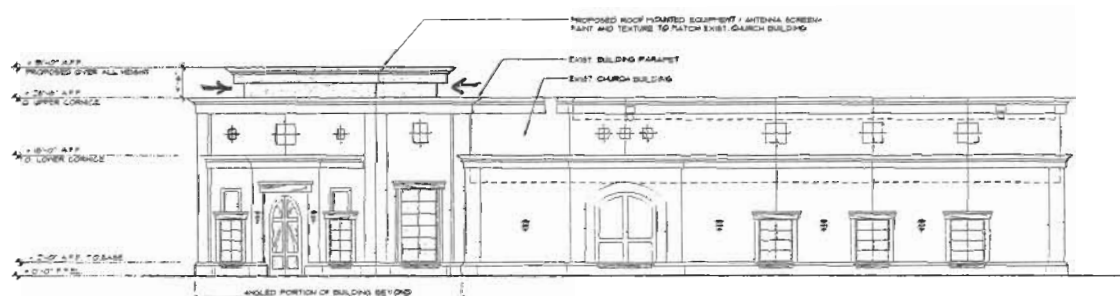
0 2' 4'

SCALE: 1/4" = 1'-0"

EQUIPMENT ELEVATION



SE ELEVATION



EAST ELEVATION

SITE ELEVATIONS

40-DR-2005
5/19/25

JURISDICTION APPEAL ROYAL

RECEIVED ARCHITECT
 1938
 13382
 RONALD C
 TOLSON
 JUN 10 1938

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YDC-690

PROJECT INFORMATION

PH 30934B

CITICHURCH
9610 E. CACTUS RD
SCOTTSDALE, AZ 85260

SHEET TITLE

SITE ELEVATIONS

Z3



BEFORE

Existing Location



AFTER

Proposed Location

PHOTOSIM

Stipulations for Case: Citichurch-T-Mobile WCF Case 40-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Young Design Corp. with a City date of May 10, 2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Young Design Corp. with a City date of May 10, 2005.
 - c. The Enlarged Site Plan shall be as shown on plan submitted by Young Design Corp. with a City date of May 10, 2005.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
3. All exterior conduit and raceways shall be painted to match the building.
4. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
5. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
6. All walls shall match the architectural color, materials and finish of the existing church building.
7. Antennas, electrical equipment, cables, trays and associated equipment shall be fully screened behind the proposed parapet walls.
8. No antenna or equipment shall be visible from the ground level, streets or adjoining properties.
9. Maximum height of parapet roof addition shall be 31 feet measured from the finished floor level of the church building.

Ordinance

- A. Type 3 WCF shall match the structure on which it is mounted, with equipment cabinets screened behind walls of the building.

ATTACHMENT A

SITE DESIGN:

DRB Stipulations

10. Electrical equipment shall be located on the roof of the church, along with WCF antenna behind proposed parapet roof enclosure.
11. With the final plans submittal, the applicant shall provide a detail of the required facility marker or plaque, showing conformance with ordinance requirements. The location of the plaque shall clearly be shown on the site plan and elevations.
12. Prior to the final plans submittal, the applicant shall submit to the satisfaction of the Project Coordination Manager, a full written RF report verifying that at it's maximum load, the wireless communication facility was tested and certified to meet or exceed the FCC's radio frequency safety standards. This report shall be updated every 3 years.

Ordinance

- B. Provide concealment and screening plan showing the WCF facility to be fully concealed and blending with the surrounding environments.

LANDSCAPE DESIGN:

DRB Stipulations

13. No modification to open space or existing landscaping shall be permitted unless changes are approved through a staff approval process and affected open space and landscape areas are re-vegetated to the original condition or an equal area of open space is re-established elsewhere on the site.

Ordinance

- C. Replace landscape disturbed with like kind and size of plant materials as those disturbed.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

14. No additional site lighting shall be permitted except that the equipment may have one light of up to 250 watts for emergency purposes only, located below the top of the parapet roof with the light source not being visible from adjacent streets or properties. The light shall be turned off at all times, unless repair personnel are conducting repair work on the WCF facility.

RELEVANT CASES:

Ordinance

1. At the time of review, the applicable Use Permit and DRB case(s) for the subject site were:
Case 33-UP-1989 and 86-DR-2003